
CITY OF KELOWNA
MEMORANDUM

Date: June 20, 2002
File No.: DVP02-0028

To: City Manager

From: Planning and Development Services Department

Subject: DEVELOPMENT VARIANCE PERMIT NO. DVP02-0028

OWNER: West Rutland Development Corp.

APPLICANT: Culos Development (1996) Inc.

AT: 1188 Houghton Road

PURPOSE: To attain a development variance permit to increase the percentage in which a structural projection(s) can comprise an exterior wall from 20% to 30%.

PROPOSED ZONE: RU5 – Bareland Strata Housing

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP02-0028; Lot 1, Section 27, Township 26, ODYD, Plan KAP70603, located on Houghton Road, Kelowna, B.C.;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 6.4.1 – Projections Into Yards, to increase the percentage in which a structural projection(s) can comprise an exterior wall from 20% to 30%.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant is requesting a variance to the General Development Regulation section 6.4.1 of Zoning Bylaw No. 8000 to increase the percentage of structural projections into required building yard setbacks from 20% to 30%.

3.0 BACKGROUND

3.1 The Proposal

The applicant has designed four floor plans to be used throughout a 34 lot bareland strata subdivision. The proposed structural projections on the four floor plans are used in a variety of rooms for a variety of purposes. The projections vary in depth, length and design adding visual interest to the facades of the proposed buildings. The proposed floorplans conform to all other RU5 – Bareland Strata Housing zone development regulations.

CRITERIA	PROPOSAL	RU5 ZONE REQUIREMENTS
Site Area (ha)	1.88	1.0
Site Width (m)	57.1	40.0
Bareland Strata lot width (m)	Min. 12.0	12.0
Bareland Strata lot depth (m)	Min. 21.3	25.0
Bareland Strata lot area (m ²)	Min. 325	325
Building Height (m)	One storey	9.5 or 21/2 storeys
Bareland Strata lot coverage (%)	Max 50	50
Site front yard (m)	Min. 4.5 or 6.0 m (from garage to curb)	4.5 or 6.0 m (from garage to curb)
Bareland Strata side yards (m)	Min. 3.0 (sum of both sides)	3.0 (sum of both sides)
Bareland Strata rear yard (m)	4.5 for one storey	4.5 for one storey

Note: The Silverwood design must be located on a bareland strata lot width of 12.2 m.

3.2 Site Context

The property is located in the Rutland Sector area of the City of Kelowna. The site is located south of Leathead Road and north of Houghton Road between Hein Road and Houghton Court and O'Keefe Court.

Adjacent zones and uses are, to the:

- North - C10 – Service Commercial and I2 – General Industrial; Automotive related uses
- East - RM3 - Low Density Multiple Housing;
- South - RU2 – Medium Lot Housing, RU6 – Two dwelling Housing and RM3 – Low Density Multiple Housing
- West - RU1 – Large Lot Housing and RU2 – Medium Lot Housing

The site is located on the map below.



3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan (1992)

The Strategic Plan identifies an objective to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas.

3.3.2 Kelowna Official Community Plan

The Official Community Plan identifies the future land use of the site as Educational/Major Institutional. An Official Community Plan amendment is required to amend the future land use to Single / Two Family Residential to facilitate this proposed housing development. The Plan encourages the integration of different housing forms to create neighbourhood diversity and the development of a comprehensive supply of new housing to satisfy a range of life cycle and lifestyle choices. The Plan also encourages the development of a more compact urban form, that maximizes the use of existing infrastructure, by increasing densities through infill, conversion, and redevelopment within an existing area and by providing for higher densities within future urban uses.

3.3.3 Rutland Sector Plan

The future land use of the site is identified as Educational/Major Institutional. The plan provides for a balanced range of housing options and lifestyle choices and to create sensitive transitions between differing uses and densities.

4.0 TECHNICAL COMMENTS

The Works & Utilities Department does not object to the proposed increase of the structural projections permitted in a required yard from 20% to 30% provided that the servicing requirements are not compromised.

The Fire Department has no objection to the application.

The Inspections Services Department advises that the proposed projections are exempt from the site coverage calculation. Therefore the total site coverage allowed for the bareland strata lot may exceed the maximum 50% allowed in the regulation. The building spacial separation is not a concern.

5.0 PLANNING COMMENTS

The Planning and Development Services Department supports the requested variance. The proposed floor plans integrate some architectural variation to create an aesthetically pleasing external façade.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RGS/JD/jd
Attachment

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DVP02-0028 |
| 2. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | West Rutland Development Corp.,
Inc. No. 640737 |
| . ADDRESS | 106 – 1449 St. Paul Street |
| . CITY/POSTAL CODE | Kelowna, V1Y 2E5 |
| 4. APPLICANT/CONTACT PERSON: | West Rutland Development Corp.,
Inc. No. 640737 / Jeff McDougall |
| . ADDRESS | 106 – 1449 St. Paul Street |
| . CITY/POSTAL CODE | Kelowna, V1Y 2E5 |
| . TELEPHONE/FAX NO.: | (250) 763 - 7806 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | April 9, 2002 |
| Date Application Complete: | April 10, 2002 |
| Servicing Agreement Forwarded to Applicant: | |
| Servicing Agreement Concluded: | |
| Staff Report to Council: | June 25, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 1, Sec 27, Twp. 26, ODYD, Plan
KAP70603 |
| 7. SITE LOCATION: | Between Houghton and Leathead
Roads, west of Hein Road |
| 8. CIVIC ADDRESS: | 1180 & 1188 Houghton Road |
| 9. AREA OF SUBJECT PROPERTY: | 2.2 ha |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | Not Applicable |
| 11. EXISTING ZONE CATEGORY: | RU5 – Bareland Strata Housing |
| 12. PURPOSE OF THE APPLICATION: | to increase the percentage of
structural projections into required
yards from 20% to 30% |
| 13. DEVELOPMENT VARIANCE PERMIT
VARIANCES: | Section 6.4.1; to increase the
percentage of structural projections
into required yards from 20% to 30% |
| 14. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | Not Applicable |